



# Howard Planning and Zoning Minutes



## MINUTES HOWARD COUNTY PLANNING & ZONING December 18, 2013

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 18<sup>th</sup> of December, 2013 in the Assembly Room of the Howard County Courthouse, St. Paul, Nebraska.

Chairman Terry Spilinek called the meeting to order at 7:00 P.M. The Open Meeting Act is posted in the rear of the room. Administrator Trumler read the Notice of Meeting. A proof of publication is filed at the Howard County Clerk's office.

Roll call showed 8 members present: Daryl Anderson, Jeff Christensen, Randy Kauk, Kenneth Kozisek, Ron Kulwicki, Jack Reimers, Dave Sack and Terry Spilinek. Those absent were: Lauren Scarborough. Also present were Franz Trumler, Planning & Zoning Administrator, and Cherri Klinginsmith, Zoning Secretary. The Agenda and Minutes were e-mailed to the Board Members prior to the meeting. A motion was made by Ken Kozisek and 2<sup>nd</sup> by Jack Reimers to approve the minutes of the October 16, meeting. The motion was approved by unanimous voice vote.

Old business: None

At 7:05 P.M. Terry opened the public hearing on a Single Lot Subdivision application by Kenneth and Deanna Hirschman. Kenneth and Deanna were present at the meeting and let the board members know they are doing this only to fulfill the requirements of the loan. The board verified that it is out of any odor footprints and house that is currently there is not occupied. A motion was made by Dave Sack and 2<sup>nd</sup> by Ken Kozisek to approve the subdivision. A roll call vote was taken. The motion carried 8-0. A Finding of Fact was completed. (See Attached)

AT 7:20 P.M. Terry opened the public hearing on rezoning property along the East side of HWY 281 and South Side of HWY 92 due to Floodplain changes in the NE ¼ 14-14-10W from A-3 to A-2, and property in NW ¼ 13-14-10W from A-3 to A-1. Franz Trumler read the notice. Present for this meeting was a neighbor, Kathy Schultz asking how this would affect her property. It was explained that the property was in the floodplain and now FEMA has taken this specific area out of the floodplain. Our decision today is to decide whether we want to extend the A-2 zoned property up to the new floodplain boundary. Board members discussed several items of concern. Some of their concerns were if FEMA were to put the area back into the floodplain; If changed to A-2 zone, the land could be divided up into 3 acre parcels in an area that is no longer in floodplain but is known to be a wet area. There was no opposition present at the hearing. Administrator Trumler mentioned a land owner does want to split off his residence and sell his remaining acres as farm ground, and in current zone A-3, our regulations do not allow this. After much discussion a motion was made by Dave Sack and 2<sup>nd</sup> by Jack Reimers to approve the change of zoning in sections 14-14-10W from A-3 to A2 and sections 13-14-10W from A-3 to A1. A roll call vote was taken. Voting Aye: Anderson, Spilinek, Kauk, Kozisek, Kulwicki, Reimers, and Sack.



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Voting Nay: Christensen. Motion carried 7-1. Noting 2 of the yes votes were with some reservations. A Finding of Fact was completed. (See attached)

At 8:15 P.M. a motion was made by Jeff Christensen and 2<sup>nd</sup> by Dave Sack to adjourn. The motion carried by unanimous voice vote. The next meeting, is tentatively scheduled for January 15, 2014 at 7:00p.m.

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Cherri Klinginsmith, Acting Secretary